



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

February 20, 2003

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PRESENT: Commissioners Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioner Alcorn

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy noted that the Wednesday, February 19, 2003 Planning Commission had been cancelled due to inclement weather and said new hearing dates for those cases would be posted on the Commission's website at www.fairfaxcounty.gov/gov/planning.

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Commissioner Smyth noted that the Policy and Procedures Committee met tonight to review the proposed Zoning Ordinance Work Program for 2003. She said the Committee requested several modifications to the Work Program which would be presented to the Planning Commission on February 27, 2003.

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Commissioner Smyth announced her intent to defer RZ-2002-PR-025 and FDP-2002-PR-025, DSF/Long Metro LLC, from February 26, 2003 to April 30, 2003 and PCA-84-D-049-5 and FDPA-84-D-049-6, Tysons II Land Company, LLC, from February 26, 2003 to March 26, 2003.

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Commissioner Wilson said possible dates for touring the Verizon switching facility at Chain Bridge Road would be February 27 or February 28, 2003 and requested that anyone interested in the tour contact her as soon as possible.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON 2232-D02-4 AND SE-97-D-020, VERIZON VIRGINIA, BE DEFERRED TO A DATE CERTAIN OF MARCH 6, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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Commissioner DuBois announced that the Environment Committee would meet on Wednesday, February 26, 2003 and Wednesday, March 5, 2003 at 7:00 p.m. in the Board Conference Room.

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In the absence of Commissioner Alcorn, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT (ADU/MID-RISE) BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 27, 2003.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

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ARCHITECTURAL ELEVATIONS, FAIRFAX CORNER (FDPA-87-S-039-09)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE FAIRFAX CORNER ARCHITECTURAL ELEVATIONS DATED FEBRUARY 12, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

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RZ-2002-DR-030 - SEKAS HOMES

FDP-2002-DR-030 - SEKAS HOMES (Decisions Only)
(Public Hearing held on February 13, 2003)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-DR-030, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 18, 2003.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-DR-030, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2002-DR-030.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioner Alcorn absent from the meeting.

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2232-Y02-30 - DEPARTMENT OF COMMUNITY AND RECREATION SERVICES (Decision Only)
(Public Hearing held on February 13, 2003)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND, IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES TO INSTALL ATHLETIC FIELD LIGHTS AT AN EXISTING BALLFIELD AT RACHEL CARSON MIDDLE SCHOOL IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Harsel abstaining; Commissioner Alcorn absent from the meeting.

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2232-P02-20 - FAIRFAX COUNTY PARK AUTHORITY

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-P02-20 TO A DATE CERTAIN OF FEBRUARY 27, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

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RZ-2002-MV-022/FDP-2002-MV-022 - ROLLING OAKS LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-022 AND ITS ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED FEBRUARY 19, 2003.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN FOR RZ-2002-MV-022, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE CDP.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A VARIANCE, PURSUANT TO THE PROVISIONS OF SECTION 18-401, TO ALLOW A FENCE EXCEEDING FOUR FEET IN HEIGHT ALONG THE ROLLING ROAD FRONTAGE OF THE PROPERTY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

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PCA-79-L-147 - KHAN INTERNATIONAL, LLC
SEA-84-V-009-2 - KHAN INTERNATIONAL, LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-79-L-147 BE APPROVED, SUBJECT TO THE PROFFERS DATED FEBRUARY 1, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA-84-V-009-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 6, 2003, CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, WITH THE FOLLOWING CHANGES:

CHANGE CONDITION NUMBER 5 TO READ: "THE EXISTING CANOPY LIGHTING SHALL BE SHIELDED TO BE FULL CUT-OFF WITHIN 18 MONTHS OF APPROVAL OF THIS SPECIAL EXCEPTION AMENDMENT SO THAT ALL GLARE IS MINIMIZED AND DIRECTED DOWNWARD WITH NO GLARE EMITTING ABOVE THE BOTTOM HORIZONTAL PLANE OF THE SHIELDING. THE FASCIA OF THE CANOPY SHALL NOT BE LIGHTED EXCEPT FOR AN INTERNALLY ILLUMINATED SIGN. THE CANOPY LAMPS SHALL BE LIMITED TO 400 WATTS EACH AND AT THE TIME OF INSTALLATION, SHALL MEET THE STANDARDS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF INSTALLATION.";

DELETE DEVELOPMENT CONDITION NUMBER 14.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Alcorn absent from the meeting.

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The meeting was adjourned at 10:13 p.m.
Peter F. Murphy, Jr., Chairman